



Appendix 3

Instrumented Group Interview Results

COMMUNITY REINVESTMENT STRATEGY HOUSING INSTRUMENTED GROUP INTERVIEW

INTRODUCTION

The purpose of this questionnaire is to collect information related to housing issues from community stakeholders as part of the Community Reinvestment Strategy (CRS) process. This information will be used to help identify the key issues related to housing and also to help determine stakeholders' housing reinvestment priorities.

The first set of questions pertain to housing and quality of life issues in your immediate neighborhood. The second section asks questions about the entire Cluster. Finally, there are a few questions about your background as a resident. We would appreciate your candid response to all of the questions. The survey should take approximately 15 to 20 minutes to complete.

NEIGHBORHOOD HOUSING/QUALITY OF LIFE

- 1) How would you rate the overall quality of housing in your neighborhood?

Excellent Good Fair Poor

- 2) Ideally, what would you consider to be a good mix of rental housing to owner occupied housing?

(1)	(2)	(3)	(4)	(5)
All/Almost	50-75%	50% Renter/	50-75%	All/Almost
All Owner	Owner	50% Owner	Renter	Renter
Occupied	Occupied	Occupied	Occupied	Occupied

- 3) How long have you lived in your neighborhood?

_____ Less than 3 years _____ 3 - 5 years _____ 5 - 10 years _____ More than 10 years

- 3a) How has the overall condition of your neighborhood changed since you've lived there?

Improved	Improved	No Change	Deteriorated	Deteriorated	Don't know
Significantly	Moderately		Moderately	Significantly	

- 3b) If your neighborhood has changed, what are some of the ways in which it has changed?
(If not, skip and go to Question 4)

- 4) In your opinion, what are the three biggest assets and barriers to developing new housing or improving existing housing in your neighborhood?

Assets	Barriers
_____	_____
_____	_____
_____	_____

- 5) What do you consider to be the three (3) most important characteristics in terms of quality of life in *any* neighborhood?

1. _____

2. _____

3. _____

- 6) Overall, how safe do you perceive your neighborhood to be?

_____ Very safe _____ Moderately safe _____ Not safe at all

- 7) What do you consider to be the biggest issues in your neighborhood related to crime?

CLUSTER-WIDE QUESTIONS

The following questions refer to your *entire* Cluster, including your neighborhood. Although you may not be as familiar with your overall Cluster as you are with your immediate neighborhood, please try to consider the entire Cluster area in responding to the questions.

- 8) What special groups or populations do you feel have unmet housing needs that should be available in your *Cluster*? (Check all that apply)

_____ Very-low income populations

_____ Senior citizens

_____ Disabled/Handicapped

_____ Other (please specify) _____

- 9) Which types of *new* housing development would you most like to see in your Cluster?
Please indicate what percentage of new housing in your neighborhood you would like to be either low-moderate income, middle income or upper income. (Please check to make sure that your numbers add up to 100%.)

_____ % Low-moderate income housing (\$ 60,000 - \$ 89,000)

_____ % Middle income housing (\$90,000 - \$ 150,000)

_____ % Upper income housing (Over \$ 150,000)

- 10) Where in your Cluster are the best locations for new, large-scale *single family* housing developments? Please describe the areas using neighborhood names, cross-streets or geographic boundaries.

- 11) Where in your Cluster are the best locations for housing development that focuses on the rehabilitation of existing structures with some new housing mixed in to fill in vacant lots? Please describe the areas using neighborhood names, cross-streets or geographic boundaries.

- 12) Where in your Cluster are the best locations for new multi-family housing? Please describe the areas using neighborhood names, cross-streets or geographic boundaries.

- 13) What areas in your Cluster, if any, do you think should be designated as historic districts (e.g. Corktown, Indian Village, etc.)? Please describe the areas using neighborhood names, cross-streets or geographic boundaries.

- 14) Do you have any additional comments, either for your neighborhood or cluster-wide, concerning housing or quality of life issues?

RESIDENT BACKGROUND

- 15) Are you participating in this focus group as a (Check all that apply)

☐ Cluster resident ☐ City resident, but not in the Cluster ☐ Non-Detroit resident
☐ Landlord ☐ Cluster business owner ☐ Potential Developer
☐ Other _____

- 16) What are the major cross-streets nearest to your home?

_____ and _____

- 17) How long have you resided in your present neighborhood (not necessarily in the same house)?

☐ Less than 5 years
☐ 5 to 10 years
☐ 11 to 20 years
☐ Over 20 years

- 18) Do you currently....

☐ Own ☐ Rent

- 18a) If owner occupied, what would you estimate to be the current value of your home?

☐ Less than \$25,000
☐ \$25,000 to \$49,000
☐ \$50,000 to \$99,000
☐ \$100,000 to \$149,000
☐ Over \$150,000
☐ Don't know

Thank you for your cooperation!

Housing IGI Form#	Q1	Q2	Q3	Q3a	Q6	Q7	Q8a	Q8b	Q8c	Q9a	Q9b	Q9c	Q15a	Q15b	Q15c	Q15d	Q15e	Q15f	Q16a	Q16b	Q17	Q18	Q18a
1	2	3	1	2	1		y	y	y	40	40	20	y	n	n	n	n	n	Jefferson	6th	1	2	
2	2		3	5	2		y	y	y				y	n	n	n	n	y	Eucld	Oakland	2	1	1
3	1	1	2	2	2		y	n	n	50	50		y	n	n	n	n	n	Woodward	2nd		1	4
4	4	2	4	5	1		y	y	y	80	15	5	y	n	n	n	n	n	Woodward	John R	4	1	3
5	3	2	1	5	2		n	n	y	100			n	y	y	n	y	n	Woodward	Oakland	2	2	1
6	2	4	3	2	2					40	50	10	y	n	n	y	n	n	Orleans	Jefferson	2	2	
7	2	1	3	2	2		n	n	n	15	60	25	y	n	n	n	n	n	Lodge	Woodward	2	2	
8	4	2	1	2	2		y	n	n	40	60		n	n	n	y	n	n	Woodward	Elizabeth	1	2	

Detroit Community Reinvestment Strategy
NEIGHBORHOOD COMMERCIAL
Instrumented Group Interview
CLUSTER _____

____ July 1997

In this cluster, I am a:

check all that apply

- _____ resident
- _____ representative of a religious organization
- _____ representative of a neighborhood-based business
- _____ representative of a local institution
(bank, hospital, university, United Way agency, etc.)
- _____ representative of a religious congregation
- _____ representative of an area school _____
(elementary through high school)
- _____ other

1. In your opinion, is the quality of goods and services offered within the Cluster acceptable? *Use the blank rows to add categories, if needed.*

<i>Type</i>	<i>Yes</i>	<i>No</i>
Groceries		
Personal services (beauty shops, dry cleaners)		
Banking		
Clothing		
Household goods (furniture; appliances)		
Entertainment (restaurants, theaters)		
Auto maintenance services		
Business services (office supply; copy shops; janitorial)		

2. Where do you shop? *Indicate the frequency with which you shop in the following locations for the following goods and services.*

1 = Never

2 = Sometimes

3 = Often

<i>I shop for:</i>	<i>In the Cluster</i>	<i>In Detroit, outside the cluster</i>	<i>Outside Detroit</i>
Groceries			
Personal services (beauty shops, dry cleaners)			
Banking			
Clothing			
Household goods (furniture; appliances)			
Entertainment (restaurants, theaters)			
Auto maintenance services			
Business services (office supply; copy shops; janitorial)			

3. What goods and services do you think are over and under represented in this cluster?

We have too many:

We don't have enough:

4. What commercial goods and services do you think are most essential to quality of life within the cluster?

5. What are the three best locations for a retail center within our entire cluster? *Be sure to consider the qualities that make a good business location from an investor's standpoint, as well as those qualities that improve quality of life for residents.*

Best locations:

Why?

- | | | |
|----|-------|-------|
| 1. | <hr/> | <hr/> |
| 2. | <hr/> | <hr/> |
| 3. | <hr/> | <hr/> |

6. Overall, what are the greatest assets and barriers to neighborhood commercial reinvestment in our cluster?

Greatest assets

Greatest barriers

7. Are there other issues related to neighborhood commercial reinvestment that need to be addressed?

Thanks for your input!

D R A F T

23 June 1997

Revised 24 June 1997; 30 June 1997

JOB CENTERS
Instrumental Group Interview

Cluster #: _____

Date: _____

1. In this cluster I am a: (check all that apply)

☐ resident
☐ representative of a religious organization / congregation
☐ representative of a neighborhood-based business
☐ representative of a local institution (bank, hospital, United Way agency, etc.)
☐ representative of an area school (elementary through high school)
☐ other

2. Do you have a job? ☐ yes ☐ no

3. Is your job located in:

☐ the cluster
☐ the City of Detroit
☐ the Detroit suburbs
☐ other

4. What kinds of employers/jobs would you like to see more of in your cluster?

☐ manufacturing
☐ retail / commercial
☐ health care
☐ education
☐ service (fire, insurance, real estate, utilities, communications, government)
☐ wholesale / distribution
☐ technology
☐ entertainment / tourism
☐ other _____

5. What kinds of jobs are there enough or too many of in your cluster?

☐ manufacturing
☐ retail / commercial
☐ health care
☐ education
☐ service (fire, insurance, real estate, utilities, communications, government)
☐ wholesale / distribution
☐ technology
☐ entertainment / tourism
☐ other _____

Job Centers IGI

Form#	Q1a	Q1b	Q1c	Q1d	Q1e	Q1f	Q1g	Q2a	Q2b	Q2c	Q2d	Q5a	Q5b	Q5c	Q5d	Q5e	Q5f	Q5g	Q5h	Q5i
1	y	n	y	n	n	n	y	4	NorthEnd	Oakland	Euclid	n	n	n	n	y	n	n	y	n
2	y	n	n	n	n	n	n	4	New Center	Woodwar	W. Grand Blvd	y	y	y	y	y	n	n	n	n
3	y	n	n	n	n	n	n	4		Trumbull	Grand River	y	n	n	n	n	n	n	n	n
4	n	n	n	y	n	n	n	4		Erskine	Woodward	y	y	y	y	y	n	n	n	n

Detroit Community Reinvestment Strategy
TRANSPORTATION
Instrumented Group Interview

Cluster _____

Date _____

1. In this cluster, I am a:
check all that apply

- _____ resident
 _____ representative of a religious organization
 _____ representative of a neighborhood-based business
 _____ representative of a local institution
 (bank, hospital, university, United Way agency, etc.)
 _____ representative of a religious congregation
 _____ representative of an area school _____
 _____ other _____

2. Geographic Reference:

I live (or work) in Cluster _____

Neighborhood _____

Closest Cross streets _____ and _____

3. Please indicate below what types of transportation you use, Mark "1" if very often, "2" if sometimes, and "3" if never.

Type	work	school	child care	shopping	leisure	medical	worship
Public transportation							
Own automobile							
Carpool							
Taxi							
Walking							
Jitney services							
Other _____							

4. Please indicate below (using the same scale as above) where you travel for the following purposes:

Location	work	school	child care	shopping	leisure	medical	worship
Within your sector							
Within Detroit							
In the suburbs							

5. How would you rate the condition of roads within the following areas?

Location	Excellent	Good	Poor
Within your neighborhood			
Within your cluster			
Within Detroit			
Within the suburbs			

6. Please indicate if any of the following issues impact your neighborhood or cluster:

Issue	Very high impact	Sometimes	No impact
Truck traffic within neighborhood			
Street changes or closings			
Safety and location of bus stops			
Availability and/or cost of automobile insurance			

7. In terms of transportation, how important is the location of your job in relation to where you live?

- ☐ Very important
- ☐ Somewhat important
- ☐ Not very important

8. Have transportation problems ever prevented you or someone in your family from obtaining or keeping a job?

- ☐ Yes
- ☐ No

If yes, how? _____

Thank you for participating in the survey. Your comments are valuable to us. If you wish to participate further in the process of developing the reinvestment strategies related to transportation for your sector, please contact:

[illegible]

ENVIRONMENT
Instrumented Group Interview

1. What do you think are your neighborhood's and/or cluster's greatest environmental assets? (Please put a check mark next to your answer.)

☐ Availability of land for green space
☐ Availability of land for redevelopment / reinvestment
☐ Closeness to natural resources (parks, the river)
☐ Other _____

2. What do you think are the greatest environmental issues your neighborhood and/or cluster faces as challenges? (Please put a check mark next to your answer - you may answer more than once.)

<input type="checkbox"/> Illegal dumping	<input type="checkbox"/> Junkyards
<input type="checkbox"/> Air pollution	<input type="checkbox"/> Lead and asbestos contamination
<input type="checkbox"/> Water pollution	<input type="checkbox"/> Lack of green space
<input type="checkbox"/> Trash / garbage	<input type="checkbox"/> Existence of contaminated sites
<input type="checkbox"/> Overgrown vacant lots	<input type="checkbox"/> Abandoned cars
<input type="checkbox"/> Other _____	

3. Why are you concerned about these environmental conditions? (Please put a check mark next to your answer - you may answer more than once.)

☐ Health
☐ Safety
☐ Issues prevent redevelopment and reinvestment
☐ Other _____

City of Detroit Community Reinvestment Strategy
Youth Development
Instrumented Group Interview
 Cluster _____
 August _____, 1997

I live at: 811 1/2 11th Street
 (List the cross streets) _____

In this cluster, I am a:
 check all that apply

- ☒ resident
- ☐ representative of a religious organization
- ☐ representative of a neighborhood-based business
- ☐ representative of a local institution
 (bank, hospital, university, United Way agency, etc.)
- ☐ representative of a religious congregation
- ☐ representative of an area school _____
 (elementary through high school)
- ☒ other

Are you one of the following: parent guardian youth or n/a? Please circle all that apply.

Please indicate age group.

15 - 21 years 22-30 years 31-40 years 41-50 years 51 - over

2. Do you have children in your household?

Yes No If yes, please indicate age group.

1-8 years 9-14 years 15-21 years

3. Are you involved in mentor or job training programs? Yes ~~No~~
 If yes, please specify the program and the sponsoring agency _____

Program Name	Agency	In Cluster	In City, outside Cluster	Outside City
_____	_____	<input checked="" type="checkbox"/>		
_____	_____			
_____	_____			
_____	_____			
_____	_____			

4. Are any of the following agencies that offer services such as, tutoring, job training, or teen pregnancy counseling, located in your cluster area? Place an X mark in the box for all that apply. Use blank rows to add agencies.

Service	Located in your cluster			Name/Location: (cross streets)
	Yes	No	Don't Know	
Tutoring				
Job Training & Placement				
Teen Pregnancy Counseling				
College Counseling				

5. Do the services mentioned above meet your needs?
Please rank the quality of services in the matrix below and indicate if expanded services are needed.

Service	Agency Name	Meet your Needs		Quality: 1 - 5 1 poor 5 excellent	Expand Service	
		Yes	No		Yes	No
Tutoring						
Job Training & Placement						
Teen Pregnancy Counseling						
College Counseling						

6. What recreational facilities are available in your cluster, if any?

Name of Facility	Location	Free Admission		Meet Your Needs?		Expand existing Program	
		Yes	No	Yes	No	Yes	No

7. Are youth or family programs/activities offered at their facility?

Yes No

if yes, name them in the matrix below.

Facility Name	Youth Activities	Other Activities	Seasonal	Year Round

8. Are teenage gangs a problem in your neighborhood and/or cluster area?

Cluster: Yes No

Neighborhood: Yes No

9a. What youth crime prevention programs are available?

Agency	Program	Location	
		Cluster	Neighborhood
Police Department			
Public School System			
Religious Institution			
State Agency			
Private Agency			
Community-based Organization			

9b. What other or additional youth crime prevention programs would you recommend?

10. In your opinion, is the drop-out rate from schools in your cluster **high**?

Yes

No

Don't Know

11a. What tutorial and/or mentor programs are available? Add additional programs if needed.

Program	Location		Are programs effective?	
	Neighborhood	Cluster	Yes	No

11b. What other or additional programs do you think are needed to reduce drop-out rates?

THANK YOU FOR YOUR COOPERATION AND INPUT.

Draft #4, August 7, 1997
Madison Madison International

Youth Development IGI

Form#	Q1a	Q1b	Q2a	Q2b	Q2c	Q2d	Q2e	Q2f	Q2g	Q3	Q4	Q5a	Q5b	Q5c	Q6a	Q6b	Q6c	Q6d
1	Jefferson	Van Dyke	y	n	n	n	n	n	y	1	4	y	3	y	3	3	3	3
2	Trumbell	Lodge	y	n	n	n	n	y	y	1	3	y	2	n	1	1	1	1
3	W.6 Mile	Grove	n	n	n	y	n	n	n	4		n		y	1	1	1	1
4	Burns	Mack	y	n	n	n	n	n	n	4	5	y	1	n	1	1	3	1
5			y	n	n	y	n	n	n	1	5	n		y	1			
Q7a	Q7b	Q7c	Q8a	Q8b	Q8c	Q9a	Q9b	Q9c	Q10a	Q10b	Q10c	Q11	Q12a	Q12b	Q13			
y	5	y										y			y			
y	3		y	3		y	3		y	3		y	n	n				
n		y	n		y	n		y	n		y	y	y	y	y			
			1									y	y	n	y			

Cluster 4

IGI Responses

HOUSING IGI

If response is followed by an "I", one additional person had the same response per "I".

3b) How has your neighborhood changed?

- Renovation of housing stock
- New development, such as apartment complex - III
- More vacant lots and abandoned housing - II
- More home repairs
- Influx of substance abuse and prostitution
- Property not maintained
- Rents have gone up
- New stadiums

4) What are the assets and barriers to developing new housing or improving existing housing?

Assets

- Location to CBD / waterfront - II
- Large number of structures that could be rehabilitated - II
- Families
- Newly paved major streets
- Transportation
- Historical neighborhoods / architecture - II
- Many long-term residents
- Market exists
- Middle income area
- Available land - II
- Land controlled by important corporations - GM, Henry Ford Hospital, Wayne State, etc.

Barriers

- Poor public schools
- Lack of shopping
- Lack of focus
- Decades of disinvestment
- Lack of funding for historical homes
- Low income
- Lack of resident motivation - II
- Crime
- No land
- Problems with City

5) What are the most important characteristics in terms of quality of life in a neighborhood?

- High occupancy
- Stable household income - II
- Safety - IIIII
- City services
- Goods and services - II
- Affordable housing
- Transportation
- Solid infrastructure
- Quality schools / recreational facilities / churches
- Friendly neighborhood
- Attractive surroundings
- Racial diversity
- Economic diversity

7) What are the biggest issues related to crime?

- Drugs - III
- Car Theft - II
- Break ins - II
- Rehab homes - ex drug users
- Prostitution - II
- High noise level, congested streets, and freeway traffic re-routing (?)

10) Where is the best location for new, large-scale, single family housing development?

- Woodward / Brush Park - II
- Cass Corridor
- Art Center area, just south of I-94
- Just north of I-94
- Euclid to Webb between Woodward and Hamilton
- East Grand Boulevard to Highland Park
- I-75 service drive to Woodward

11) Where is the best location for housing development that focuses on the rehabilitation or existing structures with some new, in-fill housing?

- Brush Park
- West of Woodward on Martin Luther King Dr.
- Woodward / Adams
- Euclid to Webb between Woodward and Hamilton
- East of Woodward North of the Boulevard
- East Grand Boulevard to Highland Park
- I-75 service drive to Woodward
- Fort Street Corridor
- Corktown

12) Where is the best location for new, multi-family housing?

- South of the Boulevard - III
- Vernor at Chene
- Woodward at Bethune, Delaware and Pallister.
- Lothrop between Lodge and Third
- East Grand Boulevard to Highland Park
- I-75 service drive to Woodward
- Brush Park
- Corktown

13) What should be designated as a historic district?

- Several exist - rehab money is needed for their structures
- Cass Corridor
- Holbrook / King / Alger
- North end

14) Additional comments?

- Solid housing will attract stable families and empty nesters and they will drive out drugs and prostitution

JOB CENTERS IGI

6) Who are some of the area's largest employers?

- General Motors
- Detroit Medical Center
- City of Detroit

7) What kind of jobs are currently available in your neighborhood?

- Professional education, service

8) Are you aware of business expansion that could impact the area?

- Old Chrysler headquarters renovated to industrial park
- No

9) Are you aware of any downsizing that could impact the area?

- General Motors Poletown
- Ameritech
- Blue Cross
- Detroit Edison

10) How do you think most working residents get to their jobs?

- Car - III
- Bus - II

11) Do you see any need for improvement in various modes of transportation?

- Greater access to suburban-based jobs - II
- Crosstown bus service

12) Are there adequate training and educational programs available for area residents?

- No - II
- In some churches

13) What kind of jobs are likely to be available in the future?

- Technical jobs - II

14) What is your view on area employment and what linkages and partnerships need to occur to improve opportunities are area residents?

- Local economic development combined with skills training
- Create jobs for minimal skilled people
- Schools
- Training

YOUTH DEVELOPMENT IGI

3) Mentor and Job Training programs.

- QNAC - sponsored by Coalition of Urban Affairs
- After school Rec. program - Detroit Rec. Dept.
- Rec. Teen Councils - Detroit Rec. Dept.
- Youth and Teen Special Programs - Detroit Rec. Dept.
- Girl Scouting - Michigan Metro. GSC

4) Services located within Cluster.

<u>Service</u>	<u>Agency</u>	<u>Meet Your Needs?</u>	<u>Quality (1 - 5)</u>	<u>Expand Service?</u>
Tutoring -	W.S.U. Freedom Place Center	Yes	5	Yes
	Warren/Conner	n/a		
	MI Metro Girl Scout Council	yes	5	yes
Job Training and Placement-	W.S.U.	n/a		
Teen Pregnancy Counseling-	MI Metro Girl Scout Council	yes	5	yes
College Counseling-	WCCC	n/a		

6) What recreational facilities are available in your cluster, if any?

<u>Name</u>	<u>Location</u>	<u>Free Admission?</u>	<u>Meet your needs?</u>	<u>Expand?</u>
WIGO	John C. Lodge	y	y	y
Butzel	Kercheval/Van Dyke	y		
Coleman Young	Robert Bradby Dr.	n	y	y
Considine Center	Woodward	n	y	
Wigle Center		n	y	
Wheeler	Brewster Homes	y	y	y
Schools (E.Z.)		y	n	
Butzel Fam. Ctr.	Kercheval/Van Dyke	y	n	y
New Cav. Bap. Ch	Concord/Stuart	y	n	y
Ch. of the Messiah	E. Laffayette/Blvd.	y	n	y
YMCA Downtown	Witherell	n		n/a

7) Are youth or family programs/activities offered at their facility?

<u>Facility Name</u>	<u>Youth Activities</u>	<u>Other Activities</u>	<u>Seasonal</u>	<u>Year Round</u>
WIGO	Baseball		y	
Coleman Young	sports, arts&crafts	comm. meetings		
Considine	sports, various			
Schools (Rec. Prog)	sports, various			

9a) What youth crime prevention programs are available?

<u>Agency</u>	<u>Program</u>	<u>Cluster</u>	<u>Neighborhood</u>
Community-based Organization	Gang resist. educ.	4	
	Great DARE	4	
	Church of Messiah		
Police Detpt.	Explorers		
	Juveniles & the law		
	Cooper Comm. Dev.		
	PAL	3	7th Precinct

9b) What other additional youth crime prevention programs would you recommend?

- Date Rape education
- Substance abuse prevention programs
- HIV prevention
- Primary child prevention (?)
- Sex Education - teen pregnancy prevention

11b) What other or additional programs do you think are needed to reduce drop-out rates?

- Internship programs
- tutoring
- Parenting training